

Feasibility Study Conclusions & Recommendations



CONCLUSIONS OF THE STUDY

These conclusions are directly related to several basic factors that were defined during the course of this study:

- The existing historic building has significant physical deficiencies, particularly with accessibility, electrical, heating, HVAC and fire protection systems which require remedial action if the building is to remain in operation as the Town Hall.
- The integrity of the historic Town Hall building should be preserved and protected by any proposed renovation to the Town Hall.
- Existing and future space needs of all occupants and restoration of the auditorium cannot be achieved within the existing building.
- The proposed project must be energy and cost efficient with maximum eligibility for funding through the Town's Community Preservation Act program.
- Alternative 1 is the Preferred Alternative that will renovate and rehabilitate the building, preserve its historical integrity, accommodate most Town Hall offices (except Planning & Community Development and Park & Recreation departments), and preserve the opportunity to restore the second floor auditorium space in the future.

RECOMMENDATIONS FOR ACTION & IMPLEMENTATION

The following actions should be taken to implement the results of this feasibility study so that the Town Hall is renovated and restored in time for the Town's 300th Anniversary in 2011:

- Support for the project at the public hearing for Town meeting on April 9, 2008.
- Support funding for final design of Town Hall plans at Town Meeting.
- Support funding for the DPW Building at Town Meeting that will serve as temporary Town Hall during Town Hall construction.
- Initiate by May 2008 the development of final plans and contract documents for Town Hall.
- Provide by December 2008 anticipated capital costs to CPC to permit going forward with the capital planning process.
- Initiate by February 2009 construction of the DPW Building, which will serve as temporary Town Hall until Town Hall renovation is completed for occupancy.
- Approve funding in May 2009 for Town Hall construction.
- Complete DPW Building fit-out in December 2009 for temporary Town Hall occupancy.
- Relocate Town Hall temporarily to new DPW Building in December 2009.
- Construct Town Hall renovation between December 2009 and June 2011.
- Celebration of Needham 300th Anniversary and reopening of Town Hall in July 2011.

Town Hall Preservation Project Timeline

1.08.08 (2.12.08 revised)

January 4, 2008	CPA Eligibility Memo from Bond Counsel
January 7, 2008	PPBC Reviews Cost Estimates of Three Alternatives
January 8, 2008	BOS Regular Meeting <ul style="list-style-type: none">➤ Discuss Town Hall Alternative Comparison Data Including Square Footage, Cost Estimates, CPA Eligibility, etc.
January 22, 2008	BOS Regular Meeting <ul style="list-style-type: none">➤ BOS Votes Town Hall Alternative Preference➤ Communicate Preference to PPBC
February 1, 2008	CPC Application Deadline
February 4, 2008	Warrant Article Submission Deadline
February 26, 2008	BOS Close Warrant <ul style="list-style-type: none">➤ Deadline for Full Text of Warrant Article
February – April 2008	Consultation Between CPC, BOS and FC
March 3, 2008	Special Town Meeting
March & April 2008	CPC Review, CPC Hearing, Pre-selection of DPW Facility Architect; Update of Facility Financing Plan
April 9, 2008	BOS Regular Meeting <ul style="list-style-type: none">➤ Public Hearing on Town Hall Project
May 5, 2008	Town Meeting Begins <ul style="list-style-type: none">➤ Seek Funding for Town Hall Design➤ Seek Funding for DPW Building/Town Hall Relocation
May 2008 – February 2009	DPW Design
May 2008 – December 2009	Town Hall Design
November 4, 2008	Election Day
November 3 or 5, 2008	Special Town Meeting (Tentative)
February 2009 – November 2009	DPW Construction *
May 2009	Town Meeting <ul style="list-style-type: none">➤ Town Hall Construction Funding
November & December 2009	DPW Fit-Out
December 2009	Town Hall Relocation to Dedham Avenue
December 2009 – June 2011	Town Hall Construction
June & July, 2011	Town Hall Fit-Out and Reopening

* Assumes site clearing by DPW forces